

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ UPCOMING BOARD OF DIRECTORS MEETINGS
 - OCTOBER 21, 2024

- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH

- ❖ POTLUCK SCHEDULED
 - OCTOBER 14th, 2024

- ❖ OCTOBER 25th TACO BAR FALL FESTIVAL

- ❖ GAME DAYS TUESDAYS & WEDNESDAYS AT 12:30pm

- ❖ "BINGO NIGHT" 1st & 3rd THURSDAY

PRESIDENTS CORNER:

Glad everyone is safe and sound and no problems and/or issues with the last hurricane.

Reminder that the October 21st, 2024, meeting is to approve the Proposed 2025 Budget as reported at the September Board meeting. The increase in monthly dues will be \$5.00 per month for the upcoming year. This was because of insurance projections for future increases. I had pledged to you that under my leadership that we would take seriously all increases and be aware of the impact on your monthly living budgets. I wish to again thank Patty, Allison and myself of course for diligently working through the numbers to ensure a minimal increase. The amount we pay each month is still very reasonable compared to those HOA's around us.

Again please! please! please! obey the speed limit for those that live here as well as any guests that visit us. I say this every newsletter as it is important for us all and our safety collectively. Just yesterday I was up by the construction area behind the front condos and two separate vehicles of homeowners going passed me going more than the 20 M.P.H. as posted for the whole community. Following the rules is important for those that are walking their animals and just walking around our community.

Please note that if you're riding a bicycle follow the safety rules and this is not a racecourse for bicycles. Those that are backing out of their driveways may not see you and we do not want to see any injuries.

I spoke directly with our lawn maintenance person, and he stated that this coming week his crew will cut back the foliage that is obstructing the view of the entrance way and our "East Greens" wordage.

I ordered a new hose and container to protect it from the elements. It is a 100-foot hose so that it will make those who volunteer to pressure wash it have more than enough length.

Also ordered a new stand-up bookshelf for the club house and ask for volunteers to assemble. Our owners and residents really enjoy being able to exchange books for their reading pleasure.

I am also in the process of exploring pricing for commercial grade chairs for the pool area so that the rust does not render them a hazard or weaken their structural integrity.

Please note the dates and times of the activities at the club house for your enjoyment. Showing up and participating allows fellowship amongst us and our guests that are invited and making it inclusive is paramount for all owners.

There are several roofs that are really black and need to be cleaned. From research I have done there is a product that requires no labor but rather spay on with your garden hose on your roof. It is called Citrashield and you can see the product at info@citrashield.com. They are located at 3000 Gulf Shore Blvd, Suite 107 Naples, Florida 34103 and can call them at 1-800-622-1032. This is for your information purposes only and is not endorsed by East Greens Condo Association.

If you have any questions, please do not hesitate to contact me by email and or phone. Also call Allison for any issues that require immediate action and or follow up.

Have a great day and winter months for our friends from the north.

ACT AS IF WHAT YOU DO MAKES A DIFFERENCE. IT DOES!

Your Board of Directors:

President - Brian Campbell - vt1192@aol.com

Vice President - Dan Treutlein- danieltreutlein83@gmail.com

Secretary - Lula Meadows - lulam524@gmail.com

Treasurer - Patty Vealey - pv47@aol.com

Director - Matt Wiherle - mwiherle@gmail.com

Management - Allison Cefalu - mgmtprofl@aol.com

Architectural Review Board

Jim O'Connor

Andrew Archer

Pat Esno

Governing Document Committee

Brian Campbell

Landscape Committee

Andrew Archer

Jim O'Connor

Dan Treutlein

Social Committee

Jim O'Connor

Wanda O'Connor

Shirley St Clair

Patty Vealey

If you would like to serve on a committee please contact Allison at Management Professionals.

CLUB HOUSE RULES

The East Greens Club House and Pool is for the private use of the unity owners of East Greens Condominium, Inc., their tenants and guests.

- 1.1 No lounging in Club House in wet swim suits.
- 1.2 Smoking is prohibited in the Club House.
- 1.3 No pets are permitted in the Club House or pool area.
- 1.4 East Greens Condominium, Inc. functions override all private unit bookings with regard to the Club House facility.
- 1.5 Private unit owner's events should be made at least two (2) weeks in advance of event. Emergency short-term events are on a first come basis if date is open. Check the calendar at the Club House bulletin board, if date open fill in with name and event and notify the management company at 239-368-6741.
 - A. Non-scheduled informal use of the Club House is limited to a gathering of not more than eight (8) people.
 - B. Private parties for persons under the age of 18 require adult supervision. There must be a minimum of one (1) adult, over the age of 21, for every seven (7) guests under the age of 18.
 - C. No private parties may be scheduled on any national holiday so the facilities may be open to all owners/tenants.
- 1.6 Condominium owner/tenant that has booked an event in the Club House hereby agrees to restore Club House interior, amenities, and utility areas to previous clean condition. Failure to comply with this requirement will result in an assessment of a Clean-Up Charge to the owner/tenant. All infractions will be duly recorded and red-flagged. Future bookings of a red-flagged owner/tenant will than be required to make a deposit of \$50.00 prior to using the Club House facility.
- 1.7 A yearly report regarding the status of all units and events will be made directly to the Board by the chairperson of the Committee, who will keep the Club House calendar to show all bookings.
- 1.8 SUPPLIES: The supply of paper goods and food (such as coffee, tea, etc.) stored on the premises are for use by the Social Committee only. If an owner/tenant uses any of them for a personal or private party, they must be replaced promptly.
- 1.9 BULLETIN BOARD: Two bulleting boards are maintained at the North entrance of the Club House at 10 East Greens Blvd., Lehigh Acres, Florida, as follows:
 - A. The glass-enclosed board is the designated site of all official notices required by law to be posted for notices to owners. Only the management company representative or a Board Member may post or remove items on this board.
 - B. The open-face cork board will be used to post items of general interest to the owners/tenants, such as news about social events for members. Only owners my post items on this board, and must show the date of posting. An owner may post a notice offering their unit for sale or rent on a card not larger than 3" X 5", showing their name. No other commercial or business notice may be posted there. The board may be cleared of any notice that has been posted over 30 days.
- 1.10 The Club House shall not be used for any type of benefit or fundraising event.

POOL RULES & REGULATIONS

- 1.11 Any posted rules at the pool must be observed.
- 1.12 All swimmers must shower before entering the pool. Each time suntan lotion or oil is applied a shower must be taken before entering or re-entering the pool. The screen door to outside showers must be kept locked after showering.
- 1.13 Running, diving or causing a general nuisance is strictly prohibited.
- 1.14 Owners/tenants are responsible for the actions and language of their guests. The authorities will be notified if offending actions occur with the offending person(s) being removed from the pool area. The offender and owner/tenant will be prohibited from future use of the pool until proper conduct is assured.
- 1.15 Air mattresses, inner tubes, toys, balls and other objects are not permitted if pool occupancy exceeds six (6) persons. This excludes child-sized inner tubes and water wings.
- 1.16 No person will be permitted to enter the pool who is not toilet trained or is not capable of controlling bodily functions.
- 1.17 Owners/tenants will be responsible for returning furniture to its original location, as well as cleaning and straightening up all facilities they have used. If the Club House is vacant upon departure, it will be the owner/tenant's responsibility to lock the door, turn off lights and air conditioning/heating unit.
- 1.18 Only plastic of unbreakable containers are permitted in the pool area.
- 1.19 Children under the age of 14 must be accompanied by an adult at least 21 years of age. There must be a minimum of one (1) adult for every four (4) children using the pool facilities.
- 1.20 Owners/tenants are responsible for any damage to the Club House or pool property or to the grounds, which resulted from their own or guest's actions.
- 1.21 The pool cannot be reserved for private parties, but is open to all unit owners.
- 1.22 No pool activities are allowed after 10:00pm.
- 1.23 The designated smoking and vaping area shall be at the back of the community center in the middle of the three (3) palm trees whereas the association shall provide a picnic table secured and a smokeless ash container for ashes and cigarette butts. There shall be no other smoking areas.
- 1.24 There shall be no consumption of any type of alcoholic beverages in and around the pool decking area. Alcohol consumption shall be allowed in the screen room and clubhouse.